

BEN GRIFFIN

REALTORS • BUILDERS



A LOOK AT OUR PROPERTIES

BEN GRIFFIN

REALTORS • BUILDERS

H *History*



Company Office

For over a quarter of a century, Ben Griffin Realtors-Builders has built homes for hundreds of individuals and families from all walks of life. Our years of experience have taught us not only what you expect in a new home, but also in a builder: quality & integrity. As a company, we strive to uphold the highest standard of integrity in our words and actions and to build a quality home that you can be proud to call home. Please enjoy this booklet, and we look forward to hearing from you soon.

Best regards,

Joseph Griffin



Area

Master
Bath

Master
Bedroom

HP *House Plans*

Bath

Bedroom

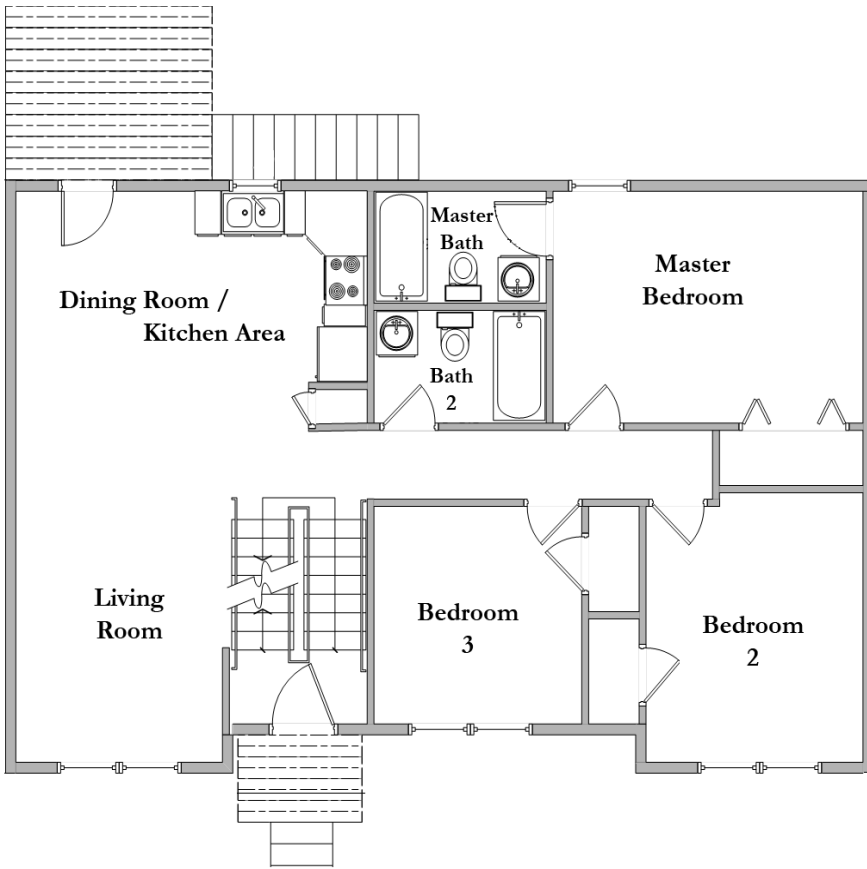
3

Be

HP *BG* *1100*



*Model photograph may include optional features



Standard Features:

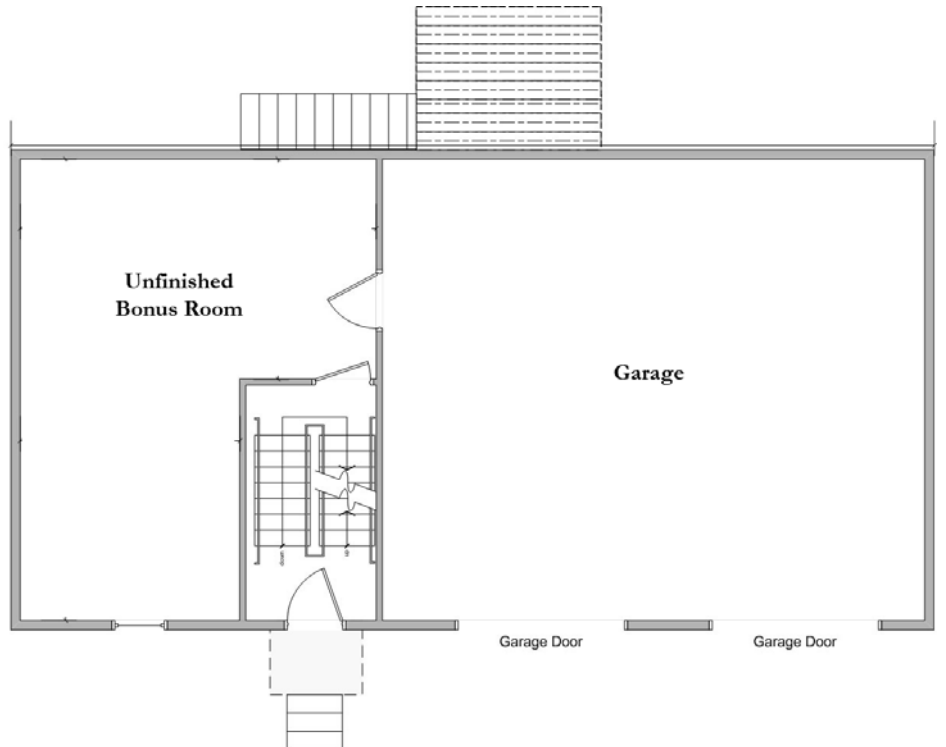
- 3 Bed
- 2 Bath
- Custom Built Cabinets
- Maintenance Free Exterior
- Rear Deck
- AquaGlass Tubs
- Delta Faucets
- Cathedral Ceiling

Optional Features:

- Garage Door Openers
- Gas Fireplace
- Lower Level Den
- Upgraded Flooring

Main Level

Notes:

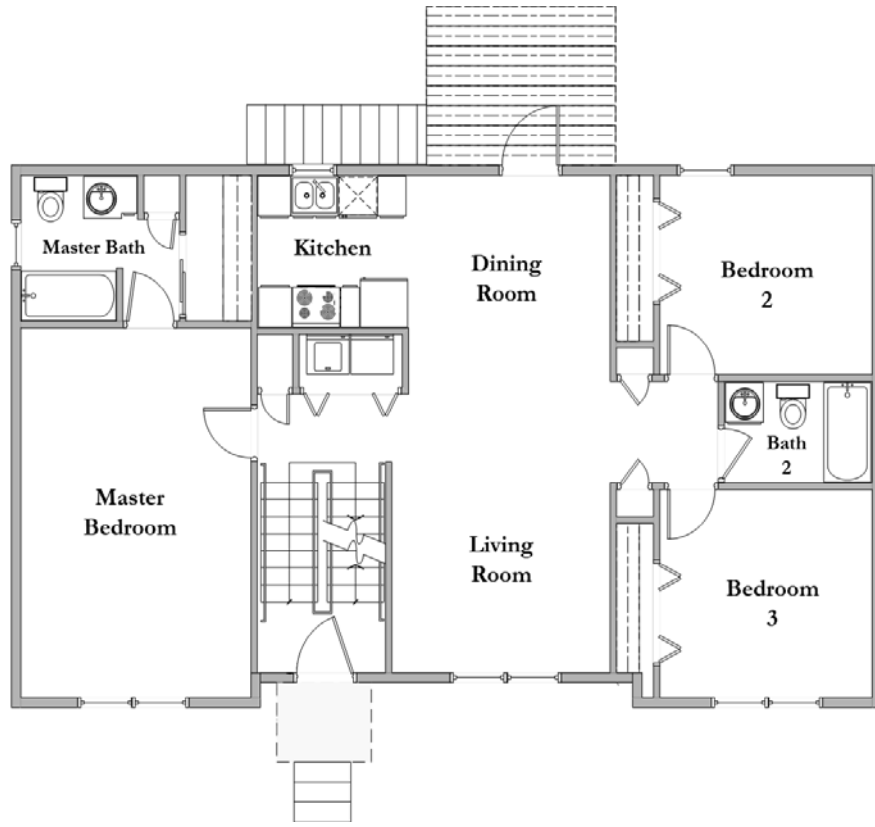


Lower Level

HP BG 1200+



*Model photograph may include optional features



Standard Features:

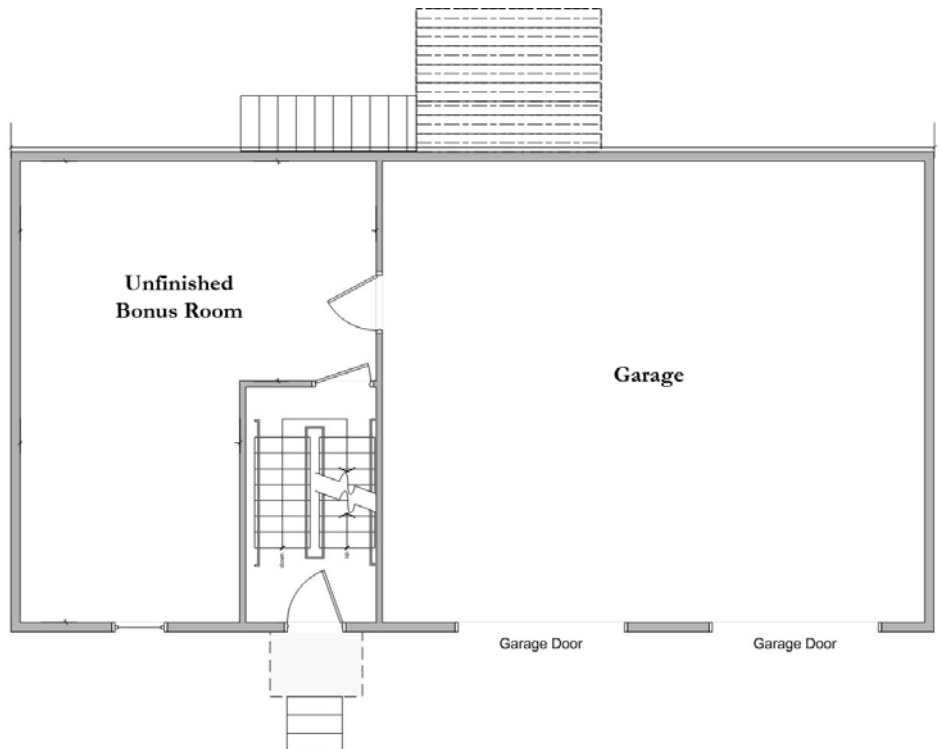
- 3 Bed
- 2 Bath
- Custom Built Cabinets
- Maintenance Free Exterior
- Rear Deck
- AquaGlass Tubs
- Delta Faucets
- Cathedral Ceiling
- Stone Entryway

Optional Features:

- Garage Door Openers
- Gas Fireplace
- Lower Level Den
- Upgraded Flooring

Main Level

Notes:



Lower Level

HP BG *Custom*



Complete Customization Available

- Extensive plan selection
- Ability to customize plan
- Lot selection process
- Custom landscaping design
- Complete customization of home
 - Cabinets
 - Flooring
 - Entertainment Rooms
 - Exterior Features
 - Custom Bathroom Designs
 - Unique Exterior Materials
 - Custom room designs
 - to fit your lifestyle
 - Ability to design your own plan
- Comprehensive construction management plan

Custom Homes



Sorrento Skies

- *Over 3,000 ht. sq. ft.*
- *Designed to maximize long-range mountain views to front of home*
- *Custom cabinets with granite counters*
- *Over-sized stone fireplace in den on lower level*
- *3 bedrooms, 3 full baths*



Floridian's Retreat

- *2 bedrooms, 2 full baths*
- *Open Floorplan*
- *Front porch offers relaxing summer evenings*
- *Hardwood flooring throughout*
- *Oversized bay windows on front of home*

Custom Homes



Cabin on the River

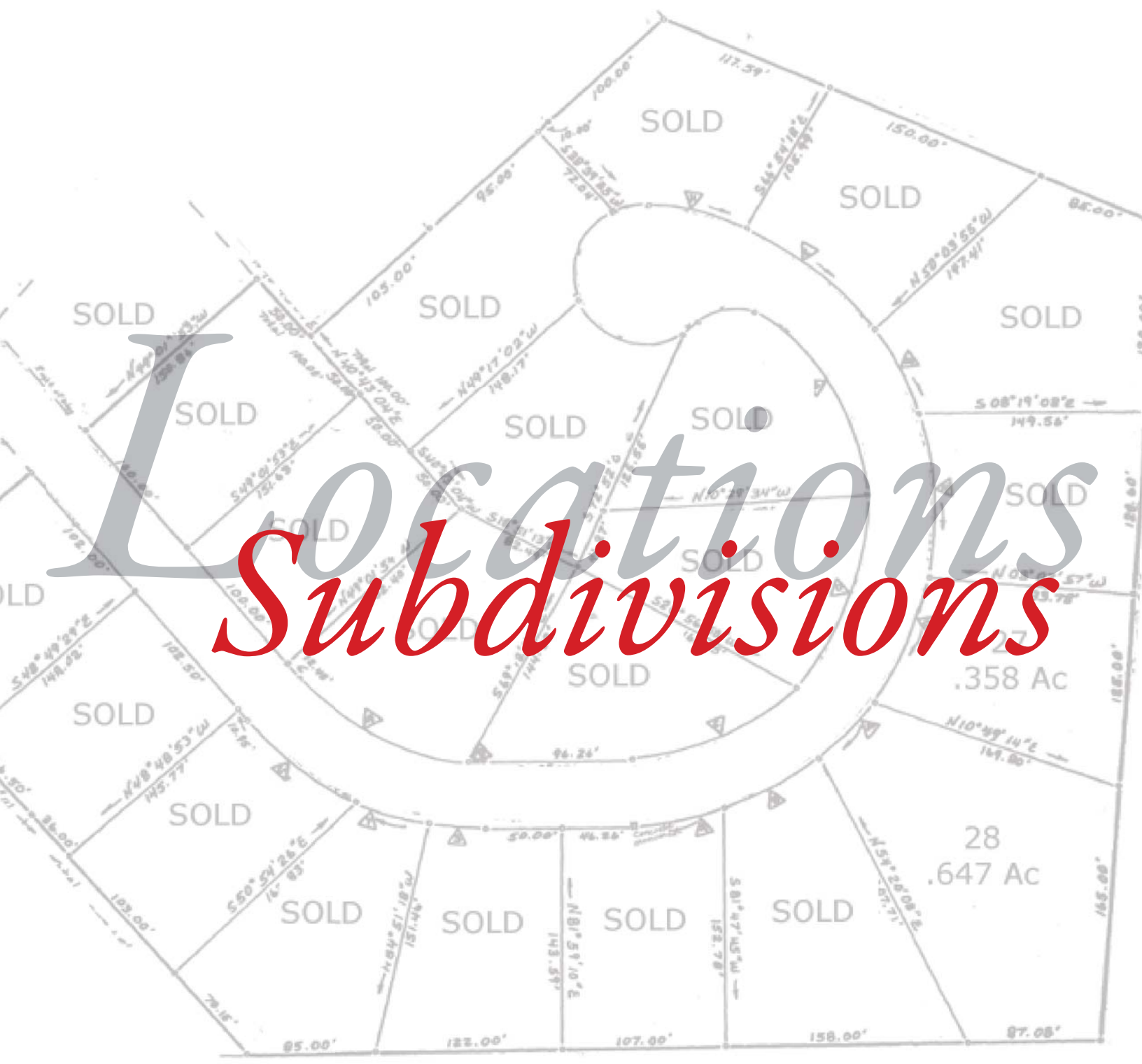
- 3 bedrooms, 2 full baths
- Covered porch & covered decks
- Stacked rock gas log fireplace
- Custom cabinets with granite counters
- Tongue & Groove woodwork
- Full basement
- Master on main level



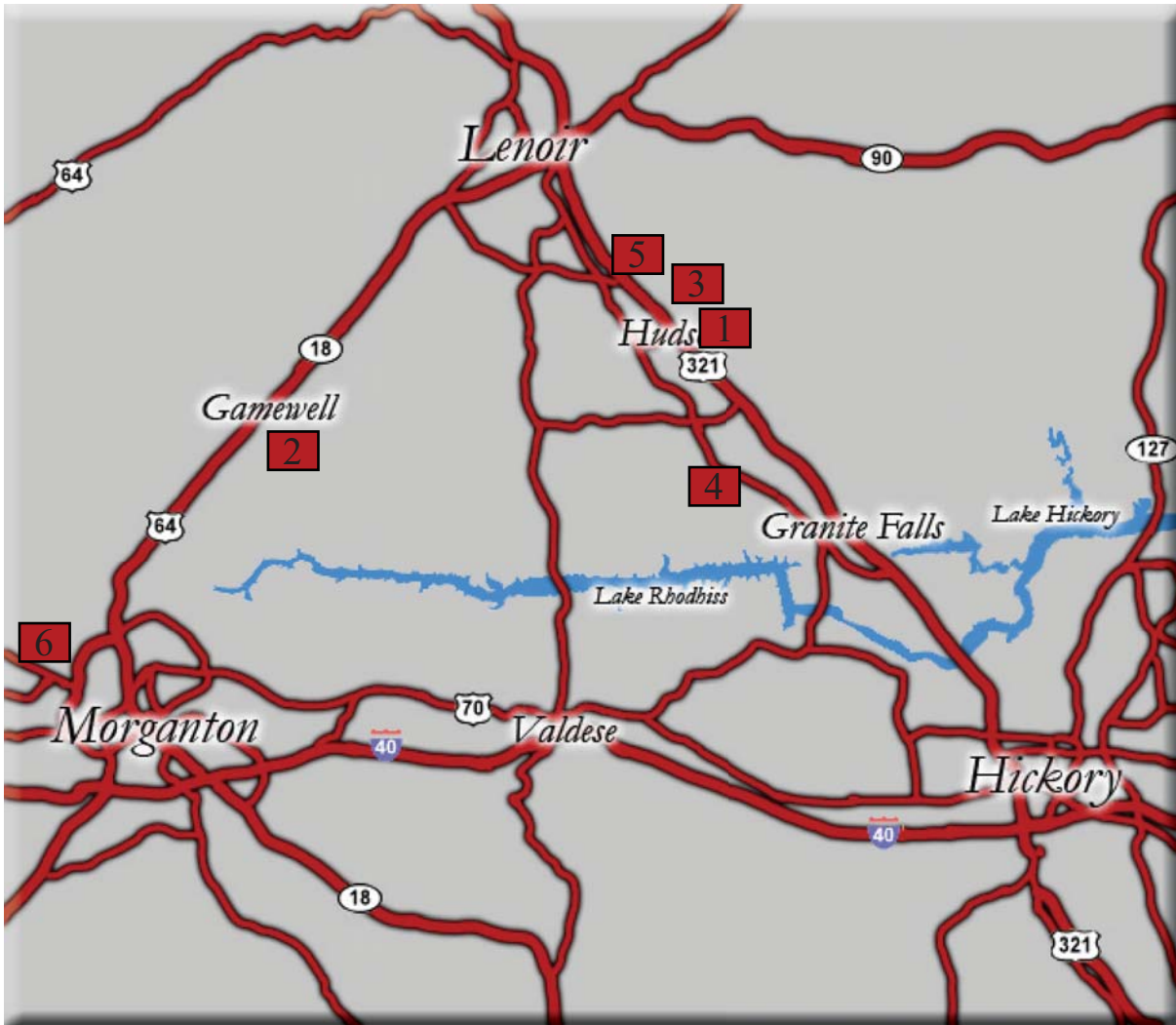
A Perfect Farm House

- 8 bedrooms, 4 full & 2 half baths
- Full Basement
- 3 levels of living above basement
- Oversized kitchen with custom cabinets
- Library with custom shelving
- Living Room on 3rd floor
- Storage room above garage

Locations Subdivisions



Locations Subdivisions



1 Pine Mountain Run

4 Helton Road Sub.

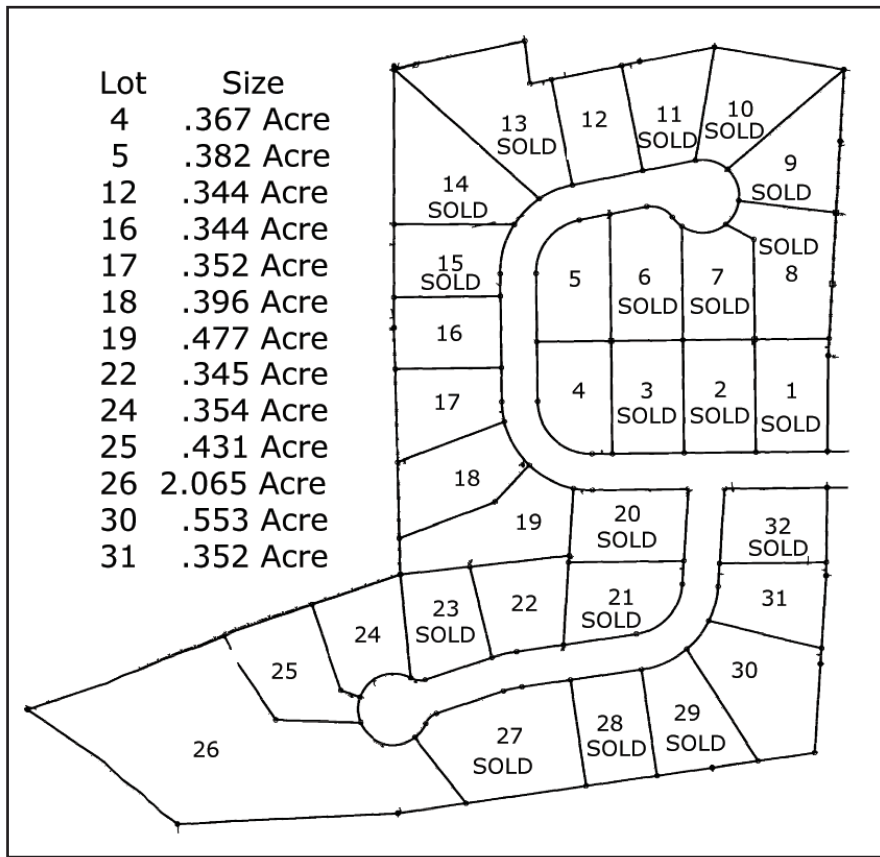
2 Leah Belle Lane

5 Olde Farm Sub.

3 Mt. Herman Road Sub.

6 Allman Ridge Sub.

Location *Subdivisions*

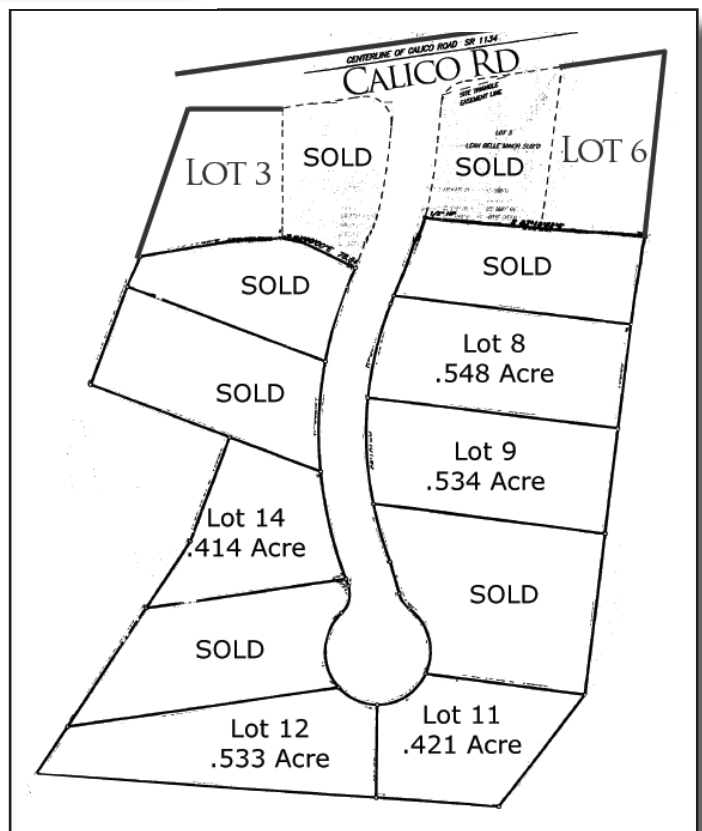


Pine Mountain Run

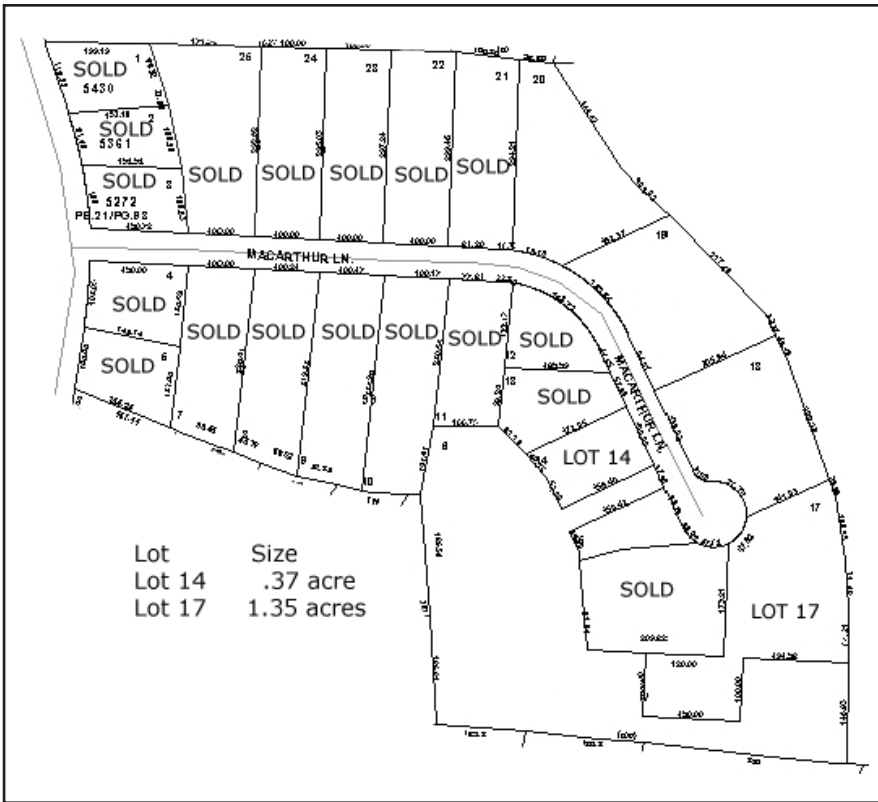
13 of 32 lots remaining
 No City Taxes
 Public Water Available
 Hudson Area
 Less than 2 miles from
 Hwy 321
 Approx. 20 min. to
 Hickory
 Grocery & Shopping
 Nearby

Leah Belle Lane

7 of 14 lots remaining
 No City Taxes
 Public Water Available
 Lenoir Area
 Convenient to Lenoir &
 Morganton
 Rural setting, but only ten
 minutes from town



Location *Subdivisions*

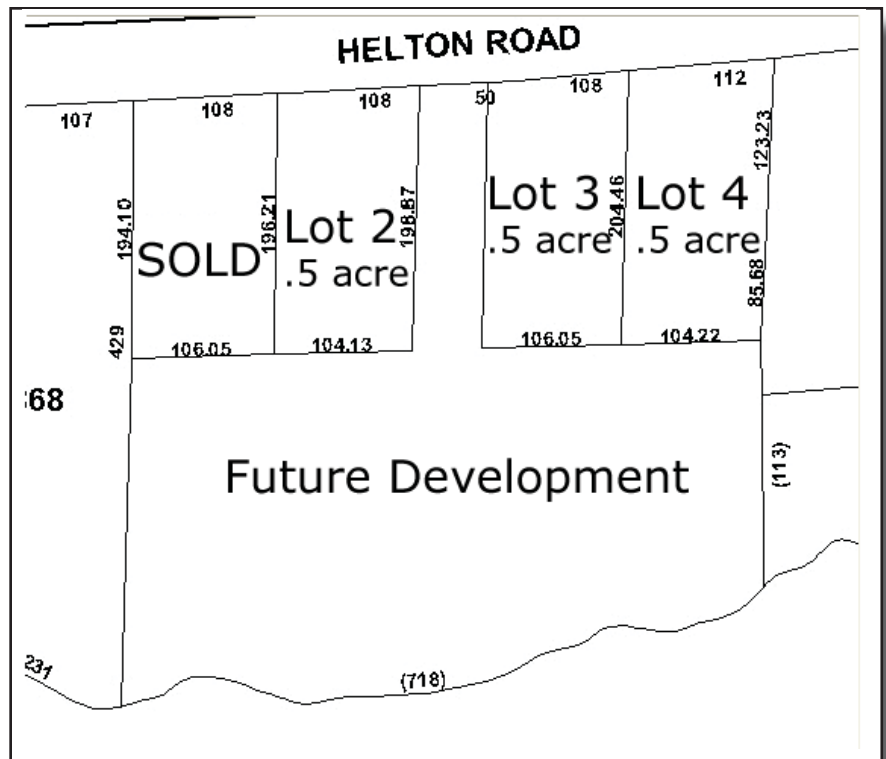


Mt. Herman Road Sub.

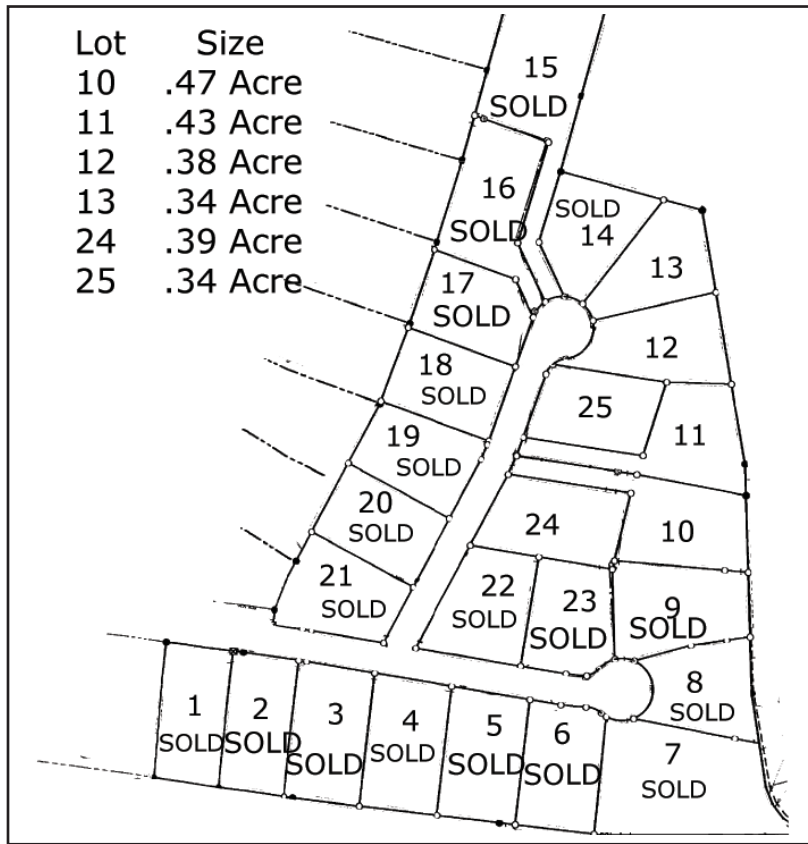
2 lots remaining
 No City Taxes
 Public Water Available
 Hudson Area
 Less than 1 miles from
 Hwy 321
 Approx. 20 min. to
 Hickory
 Grocery & Shopping
 Nearby

Helton Road Sub.

3 lots available
 Granite Falls Area
 Public Water Available
 Convenient to Hickory &
 Lenoir
 Rural setting, but only ten
 minutes from town



Location *Subdivisions*

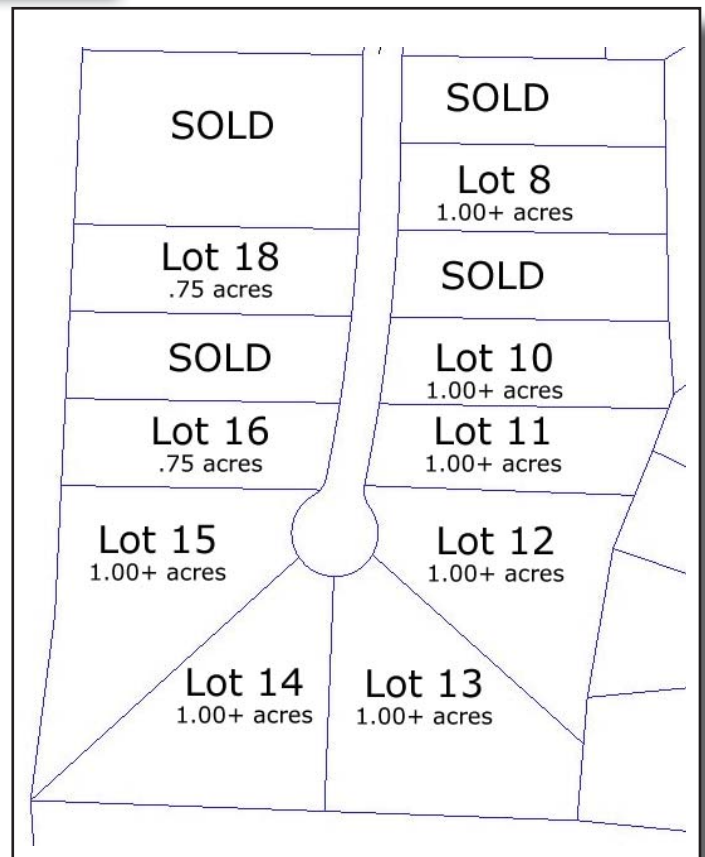


Olde Farm Sub.

6 lots remaining
 All Public Utilities
 Natural Gas Available
 Husdon / Lenoir Area
 Less than 2 miles from
 Hwy 321
 Approx. 20 min. to
 Hickory
 Grocery & Shopping
 Nearby

Allman Ridge Sub.

9 lots remaining
 No City Taxes
 Public Water Available
 Morganton Area
 Rural setting, but only ten
 minutes from town
 10 minutes from Lake James
 public access



Location

Surrounded by the scenic beauty of the western North Carolina foothills of the Blue Ridge Mountains, Caldwell County's elevation ranges from 900 feet above sea level to 5,964 feet. The Catawba River feeds Caldwell County's lush green valleys which are in turn framed by the stately mountain views seen along the Blue Ridge Parkway. With a comfortable year-round climate and four distinct yet moderate seasons, Caldwell County boasts a comfortable yearly average temperature of 57.8 degrees and an average annual rainfall of 49 inches, with mild winter snows.

Interstate highways 40, US 64, US 321 and the scenic Blue Ridge Parkway keep Caldwell County vitally connected to life and business. Caldwell County is approximately



20 minutes' drive northwest from Hickory, 90 minutes from

Charlotte and five hours from the coast.

Other metro areas within 100 miles include Asheville and Winston-Salem, NC, Greenville and Spartanburg, SC, and Johnson City, Kingsport and Bristol, TN.

The area also has three nearby resources for airline service, Morganton/Lenoir Airport, Hickory Regional Airport (a 20-minute drive), and Charlotte Douglas International Airport (a 75-minute drive).

A Sportsman's Paradise

Caldwell County's lush, rolling countryside makes it an ideal setting for a wide range of sporting activities. The county is home to five golf courses: Country Acres Golf Course, Cedar Rock Country Club, Granada Farms Country Club, Lenoir Golf Club, and Orchard Hills Golf Course. Seven local parks host a variety of organized sports, including baseball, softball, soccer, swimming, and football. TH Broyhill Park features a half-mile nature loop around a man-made lake, complete with elegant oriental gardens.

Race fans will enjoy Tri-County Speedway in Hudson. Lowe's Motor Speedway in Concord is within a 90-minute drive and the .363-mile Hickory Motor Speedway is only 20 minutes away in Hickory, which is also home of the Hickory Crawdads, a minor-league affiliate of the Pittsburgh Pirates. Baseball fans will also enjoy watching the Southern Collegiate Baseball League's Lenoir Oilers, American Legion Post 29 and the CCC&TI Cobras, as well as Little League, Senior League, Babe Ruth and Tarheel League teams. For those who like their sports a little wilder, Tough Enough Rodeo and Arena in Granite Falls offers a full schedule of rodeo, barrel racing and tractor pull events throughout the year.

Outdoors enthusiasts can enjoy trout fishing in mountain streams, bass fishing in Lake Rhodhiss and the abundance of black bear, wild turkey and deer in the forests of Caldwell. Public hunting, fishing, and bird-watching can also be found in the Mingo Tract, more than 5,000 acres of gamelands in the Buffalo Cove community operated by the North Carolina Wildlife Resources Commission. The slopes of North Carolina's best ski

resorts are less than an hour's drive away and even more watersports, hunting and fishing opportunities are available in the forests, lakes and rivers throughout the surrounding region.

An Outdoor Oasis

The natural scenery and mild southern climate of Caldwell County's 50,000-acre Pisgah National Forest Grandfather Mountain District make it the natural choice for outdoor activities year round. Thirty percent of Caldwell County's outdoor area is open to the public; fifteen percent is nationally protected park land. This protected land includes Tuttle Educational State Forest, a 290-acre living outdoor classroom, complete with prerecorded "talking tree" exhibits, hiking trails, picnic and

camping facilities and an outdoor amphitheater. Since 2001, the non-profit orga-



nization Caldwell County Pathways has also worked to develop an extensive network of greenways, blueways and multi-use pathways in Caldwell County.

Families and outdoor enthusiasts alike will enjoy waterfalls, swimming, canoeing, fishing, camping, hiking, whitewater rafting, horseback riding, tubing, fly fishing and picnicking in Wilson Creek Gorge, a designated "Wild and Scenic River" wilderness area. Its streams are stocked by the NC Wildlife Resource Commission. The Patterson School

provides public equestrian activities, and the Blue Ridge Horseman Association meets and rides in the area as well. Wilson Creek is also a popular destination for boaters and features one of the nation's most challenging white-water runs with rapids ranging from Class III to V. Wahoo's Adventures offers kayaking and family trips at Wilson Creek, while Hog Waller Adventures offers guided hikes, white-water rafting trips, and guided adventure trips throughout Caldwell County and western NC. The Catawba River, which borders southern Caldwell County, also offers many activities for boating and fishing enthusiasts.

Brown Mountain Off-Highway Vehicle Area features 34 miles of trails open to all-terrain vehicles and trail bikes. At the nearby Brown Mountain Beach Resort, you'll also find swimming, fly-fishing, and tubing, as well as rental cottages and camper, RV and picnic sites. Nineteen additional campsites are available at Mortimer Campground, which is operated by the US Forest Service.

Culture

Caldwell County is home to a remarkable range of cultural and artistic resources

including museums, galleries, music, dance and theatrical performances,



community festivals and street fairs. A stroll through downtown Lenoir, Caldwell's largest

city, is an art lover's dream. An assortment of public art including statues and mosaics line the streets adding visual interest and style to the historic area. The Caldwell Arts Council promotes the arts through a wide variety of programs including monthly gallery exhibits,



artists-in-schools programs, community concerts, classes, workshops and literary and sculpture competitions.

Through the annual Sculpture Celebration, the Caldwell Arts Council has placed more than 73 pieces of public sculpture on display throughout Caldwell County. It also hosts several murals and operates three galleries throughout the county.

A variety of fine theatrical performances are produced by CCC & TI's Foothills Performing Arts Community Theatre and the Hudson Uptown Building (HUB) Auditorium and Events Center, which also hosts special events upon request. The JE Broyhill Civic Center hosts a full entertainment schedule with an extensive national performing artist series and is available for conferences, seminars, training sessions, business meetings and other special events. The Lenoir High School Foundation supports the James C. Harper School of Performing Arts which emphasizes a variety of musical components and hosts regular performances, the Harper Concert Series.

Caldwell County is also blessed with a rich musical heritage. Legendary folk and bluegrass singer/songwriter Doc Watson began his career singing on the streets of the Hog Waller trading community. Musical venues dot the landscape. Several concerts are held throughout the year at the Lenoir High School auditorium. Echo Hollow Bluegrass Music Park hosts weekend bluegrass jam sessions and entertainment. Each year, the Chapel of Rest Preservation Society hosts a concert series at the historic chapel as well. There are great events each year, such as the Happy Valley Fiddlers' Convention and the Caldwell Traditional Musicians Showcase. The area is also renowned for its fine clogging and contra dancing. These dances may be performed by dance teams such as the Sims Country Cloggers, the Foothills Heritage Dancers or simply enjoyed as a recreational activity at public dances held throughout the county each year.

History

Caldwell County was formed from the counties of Burke and Wilkes in January of 1841. The county was named for Dr. Joseph Caldwell, former President of the University of North Carolina. The first settlement in Caldwell County was known as Tucker's Barn, named for the family who settled in the area around the



1760s. Tucker's Barn became a large meeting place for many gatherings and became so popular a fiddle tune was composed and written titled "Tucker's Barn." Doc Watson eventually recorded this tune in 1964 on an album titled, *The Watson Family Tradition*. Another popular spot in Caldwell County was Hog Waller. Hog Waller predates Lenoir as the place where local traders and residents gathered to trade goods and, you guessed it—hogs! The legendary Doc Watson began his career singing on the streets of this trading area. Downtown Lenoir is also home to the second oldest family-owned hardware store in the United States, Bernhardt-Seagle.

The Yadkin River originates in Blowing Rock on the northern edge of Caldwell County. This major Piedmont North Carolina River served as a pathway to western expansion during the colonial period. Its fertile valley attracted influential settlers, including General William Lenoir, a Revolutionary War hero for whom the county seat of Lenoir is named. General Lenoir built his home in 1792 on the site of Fort Defiance on the banks of the Yadkin River. The home of William Lenoir has since been fully restored and features more than 300 original furnishings. Modern Caldwell County has its roots in the fusion of the cultures of German settlers moving westward from the Piedmont. The abundant hardwood resources of the Appalachian forest were the catalysts that combined the business and organizational skills of the Germans, with the craftsmanship and strong work ethic of the mountaineers. A thriving furniture manufacturing industry emerged, and has been the backbone of the Caldwell County economy ever since.

A second major thread in the county's economy has been supplied by the textile

industry. In the late 1800s, "king cotton" still ruled southern agriculture. Caldwell County entrepreneurs were quick to recognize the potential and a number of mills sprang up along the railroad corridor. With the arrival of the railroad in 1884, the lumber industry thrived for many years in the Edgemont and Grandin communities.



Caldwell County is blessed with a rich musical heritage. There are two main musical traditions: folk music and classical music. String band music and folk music of ballads have been passed down orally through the generations. Classical music, which includes pianos, vocals and wind bands, was learned in academic settings. The Lenoir High School Band was known throughout the nation for their legendary accomplishments, which included playing each year for the NC gubernatorial inaugurations from 1933 to 1977.

Healthcare

Caldwell County's dedication to improving the quality of life for its residents is reflected in the exceptional healthcare found throughout the area.

The county's principal medical facility is Caldwell Memorial Hospital, a 110-bed

acute-care facility with a fully-staffed ER, diagnostic services, outpatient surgery, wellness centers, and educational and counseling programs located throughout the community. Approximately 100 specialists and physicians and more than 700 additional healthcare professionals comprise a medical community devoted to providing safe, effective, compassionate care and to promoting healthy lifestyles throughout our community.

Together our local hospitals and healthcare providers focus on providing advanced, compassionate care including: cancer care programs; heart surgery; joint care; diabetes health; vision care and correction; neonatal care; birthing suites; and pediatric care.

Education

Caldwell County also holds educational excellence in high esteem. The county's public school system has 17 elementary, four middle and three high schools serving nearly

12,000 students who regularly achieve top performance in virtually every major category.



The county also has its own seat of higher learning, Caldwell Community College and Technical Institute, which offers nearly 100 curriculum programs, hundreds of corporate and continuing education certifications, special interest courses, and GED/basic skills training. CCC&TI has more than

50 sites throughout Caldwell and Watauga counties, serving more than 14,000 students each year. Approximately 200 students are enrolled in seven different Career and Technical Education programs at CCC&TI's on-campus Career Center, which is hailed as a state and national model. As of 2006, the 45,000-square-foot Appalachian State University Center/Faye A. Broyhill Building will help even more CCC&TI students and working adults complete their bachelor's degrees without leaving the county.

Twelve miles north of the county in Boone is Appalachian State University and 20 minutes south in Hickory is Lenoir-Rhyne College. The University of North Carolina at Asheville, University of North Carolina at Charlotte, Western Carolina University in Cullowhee and Wake Forest University in Winston-Salem are all within 100 miles of the county as well.

Community Spirit

In addition to the various theatrical, musical and dance performances that take place throughout the year, Caldwell County also hosts a number of annual events that bring residents together to share the spirit of community. Art aficionados will appreciate the Caldwell Arts Council's annual five-state sculpture competition, the largest gathering of professional sculptors in the South. Thousands also attend Harambee, the Festival of African American Arts, organized by the City of Lenoir and the Freedman Community.

Automotive enthusiasts will enjoy the Lenoir Cruise-In, a series of family-oriented classic and collector car shows held May through October in Downtown Lenoir,

as well as many other popular cruise-ins held throughout the year. The Caldwell County Farmer's Market is held every Saturday from May until December. Caldwell County's rich



musical heritage is celebrated each summer with programs at Echo Hollow Bluegrass Music Park, as well as

weekly and summer weekend jam sessions such as Hudson's Pickin' in the Park and Mountain Music Jammin' at Bolick Pottery. Many of the area's traditional musicians are also featured at the annual Caldwell County Traditional Musicians Showcases, sponsored by the Performing Artist Series of CCC&TI.

Other popular events in the area include: Mow Day, Plow Day, the Butterfly Festival, the Blackberry Festival, Fort Defiance Colonial Christmas, Fort Defiance Living History Days, the Molasses Festival and the Caldwell County Farmer's Market. One of the area's greatest draws is the Bridge-to-Bridge Incredible Cycling Challenge, a grueling trek that starts in Lenoir and finishes at Grandfather Mountain, 103 miles and a 4000+ foot change in elevation later. Sponsored by the Caldwell County Chamber of Commerce, the ride draws more than 1,000 participants and many more spectators each year.

Recreation

There are a network of county and municipal parks and more than 23 walking

parks, including the T.H. Broyhill Park which features a loop around an elegant oriental garden. The Lenoir Greenway provides an extensive network of walking and biking paths for all ages. Since 2001, the non-profit organization Caldwell County Pathways has also worked to develop an extensive system of greenways, blueways and multi-use pathways in Caldwell County.

Lenoir boasts two recreation centers and Granite Falls is home to a third. In addition, the Hudson Uptown Building offers a variety of recreation activities to include karate, gymnastics and aerobics. Lenoir's Aquatic and Fitness Center is a 50-meter outdoor pool and 25-meter indoor pool complex.

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Website Information:

At www.bengriffin.com, you can see up to date photographs, floorplans, videos, & status reports on all the homes that we currently have available. You can also see updated reports on our subdivisions, which allows you to see which homes we have available in the different areas. The website is updated on a regular basis, so keep checking back to see how construction is progressing on the various projects.